

**VILLAGE OF BANNOCKBURN
BOARD OF TRUSTEES
TUESDAY, APRIL 17, 2012**

1. 01-04/17: **Call to Order.** Chairman Kozonis called the meeting to order at 7:00 p.m.

Chairman: James Kozonis

Commissioners Present: Louise Feeny (Alternate), David Friedman (arrived at 7:12 p.m.), Rick Pedersen

Commissioners Absent: Allen Chichester, Michael Raimondi

Also Present: Village Manager Maria Lasday, Village Administrative Assistant Blanca Vela-Schneider

Visitors: Howard Barg (Howard Barg & Associates), Beth DeBaker (DeBaker Design Continuum, Ltd.), Scott Garcia (Sprint Nextel/In-Site, Village Residents Jim and Naté Kendall (1393 Aitken Drive), Village Resident Richard and Corrine Peters (1715 Telegraph Road), Wodarz (Milieu Design), Phil Manley (Manley Development)

2. 02-04/17: **Introduction.** Chairman Kozonis introduced the Commissioners to the audience.

3. 03-04/17: **Consideration of Approval of the March 20, 2012 Meeting Minutes.** Commissioner Pedersen moved, seconded by Commissioner Feeny, to approve the March 20, 2012 Meeting Minutes, as submitted. On a voice vote, the motion was unanimously approved. Ayes: Three (Feeny, Kozonis, Pedersen), Nays: None, Absent: Three (Chichester, Friedman, Raimondi).

4. 04-04/17: **Consideration of a Request for Approval of the Removal and Replacement of an Existing Deck, Located at 1715 Telegraph Road, Submitted by Mr. and Mrs. Richard and Corrine Peters.** Village Manager Lasday stated that the property owners are requesting to replace their existing deck with a similar deck. She stated that Village Engineer Gewalt had no concerns in regards to the replacement deck. Village Resident Richard Peters (1715 Telegraph Road) introduced himself to the Commission. He stated that the existing deck has reached the end of its natural life. He stated that as part of the proposal, the spa will be removed. He stated that the underwood will be wolmanized and the deck would be made of cedar. He stated that all the joints will be continuous. Mr. Peters stated the rails will be made of a DecKorators 2x4 black rail brackets. He noted that there will be three steps instead of the existing two steps because the deck will be raised approximately 7" higher than the existing deck. He also indicated that the deck will now have a rectangular shape rather than an octagonal shape. Commissioner Pedersen moved, seconded by Commissioner Feeny, to approve the removal and replacement of the existing deck, as depicted in the submittal. On a voice vote, the motion

was unanimously approved. Ayes: Three (Feeney, Kozonis, Pedersen), Nays: None, Absent: Three (Chichester, Friedman, Raimondi).

5. **05-04/17: Consideration of a Request for Approval of (i) the Removal and Replacement of Existing Antenna with New Antenna at an Existing monopole and (ii) the Replacement and Addition of Supporting Equipment to an Existing Cabinet, Located at 2051 Waukegan Road, Submitted by In-Site RE, Inc./Sprint Wireless Telecommunications and Crown Castle USA.** Mr. Scott Garcia introduced himself to the Commission. He stated that Sprint Nextel is seeking to change its data transfer network which requires the replacement of antennas. He stated that the fiber cable will be swapped and that the number of antenna will actually decrease from 9 antennas to 6. Upon inquiry from Commissioner Pedersen, Mr. Garcia stated that there will need to be a temporary pad to place the equipment until the cabinetry equipment is swapped out and the transfer takes place. Village Manager Lasday noted that staff is awaiting the signature of the property owner but will not issue the construction permit until it arrives. Commissioner Pedersen moved, seconded by Commissioner Feeney, to approve the removal and replacement of existing antennas with new antennas and supporting equipment in the existing cabinet as depicted in the submittal plans. On a voice vote, the motion was unanimously approved. Ayes: Three (Feeney, Kozonis, Pedersen), Nays: None, Absent: Three (Chichester, Friedman, Raimondi).

6. **06-04/17: Consideration of a Request for Approval of (i) a First Floor Addition (Remodeled Master Bedroom), (ii) Modifications to the Existing Roof, Façade and Exterior Elevations, (iii) the removal and replacement of an Existing Rear Yard Patio, (iv) Removal of an Existing Pool in the Rear Yard, (v) the Removal and Replacement of an Existing Front Yard Driveway and Front Walkway, (vi) the Removal and Replacement of Exterior Lighting, and (vii) a Landscape Plan, Located at the Existing Residence Situated at 1393 Aitken Drive, Submitted by Jim and Naté Kendall.** Village Manager Lasday stated that the property owner has been working diligently with the Village Forester to address issues of landscaping. She stated that while there is still work needed on the landscape plan, the Forester feels comfortable enough for this project to go before the Architectural Review Commission for its consideration. Ms. Beth DeBaker (DeBaker Design Continuum, Ltd.) introduced herself to the Commission. She stated that the property owner is seeking to modify the front entryway by having a small covered entrance, installing a dormer window, and modifying the façade. She stated that as part of this proposal, the property owner is also seeking to revamp the landscaping, remove the existing pool area and concrete deck, and install a new patio which will include a new seat wall. She stated that there will also be a parking pad. Village Manager Lasday stated that there are 9 existing noncompliant lights that the property owner will replace with 9 compliant lights. Mrs. Kendall also noted that she will be replacing her existing fence because several portions of the fencing have fallen due to the substantial winds. She requested, as part of this consideration, that she be allowed to have three gates, noting that she and her neighbors get along very well and requested that she install them so that they are able to come and go with ease. Village Manager Lasday stated that no complaints have been provided by her neighbors. Village Administrative Assistant Vela-Schneider indicated that Mrs. Nickoley did call the Village and expressed that she is very comfortable with her neighbor's request. Commissioner Pedersen inquired whether a rain garden is being installed. Mrs. Kendall replied that she will be doing a rain garden as there are

drainage issues on her property and she is hoping to help mitigate them with a rain garden. She stated that a 300 sq. ft. rain garden will be installed in the front of her house. Chairman Kozonis inquired whether Mrs. Kendall has a specification sheet on the proposed gates. Mrs. Kendall replied that she did not. Chairman Kozonis appointed Commissioners Friedman and Pedersen to review the proposed style of gate to confirm that it will complement the fence. Commissioner Pedersen moved, seconded by Commissioner Friedman, to approve a first floor addition (remodeled master bedroom), (ii) modifications to the existing roof, façade and exterior elevations, (iii) the removal and replacement of an existing rear yard patio, (iv) removal of an existing pool in the rear yard, (v) the removal and replacement of an existing front yard driveway and front walkway, (vi) the removal and replacement of exterior lighting, and (vii) a landscape plan which includes the replacement of a fence and the installation of three gates subject to the property owner complying with the Village's tree and bufferyard regulations, the installation of a 300 sq. ft. rain garden, the submittal of an as-built survey, the submittal of CAD drawings to verify impervious surface area, complying with the lighting regulations, and having Commissioners Friedman and Pedersen review and approved the proposed fencing and gate materials. On a voice vote, the motion was unanimously approved. Ayes: Four (Feeney, Friedman, Kozonis, Pedersen), Nays: None, Absent: Two (Chichester, Raimondi).

7. 07-04/17: **Other Business.** *Update Regarding 2000 Telegraph Road Exterior Lighting Plan. Village Manager Lasday reported that 2000 Telegraph Road is working on complying with all the Village requirements in regards to the exterior lighting plan. Commissioner Pedersen stated that his largest concern was with the proposed pool but feels that the landscaping will obscure the lighting.
8. 08-04/17: **Adjournment.** There being no further business of the Commissioner, Commissioner Friedman moved, seconded by Commissioner Feeney, to adjourn the Architectural Review Commission meeting. On a voice vote, the motion was unanimously approved. Ayes: Four (Feeney, Friedman, Kozonis, Pedersen), Nays: None, Absent: Two (Chichester, Raimondi). The meeting was adjourned at 7:30 p.m.